



smarthomes

Baldwins Lane

Hall Green, Birmingham, B28 0PY

- An Extended Charming Period Property With Many Original Features
- Three Double Bedrooms
- Two Reception Rooms, Breakfast Room & Kitchen
- Good Size Private Rear Garden

£295,000

EPC Rating '64'





Property Description

The property is set back from the road behind a lawned fore garden with mature trees and bushes and tarmac driveway providing off road parking extending to storm porch with hardwood front door and original window to side leading through to

Entrance Hallway

With radiator, picture rail, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors radiating off to

Reception Room One to Front

13' 9" x 11' 9" (4.2m x 3.6m) With original leaded bay window to front elevation, charming brick built fireplace, radiator, coving to ceiling and ceiling light point



Reception Room Two to Rear

17' 0" x 9' 2" (5.2m x 2.8m) With original feature glazed double doors and window to rear, picture rail, radiator, ceiling light point, wall lighting and feature fireplace with open fire, brick hearth and panelled wooden surround with built-in cupboards

Breakfast Room

9' 10" x 8' 6" (3.0m x 2.6m) With UPVC double glazed window to side elevation, radiator and archway leading through to



Kitchen to Rear

11' 5" max x 9' 10" (3.5m x 3.0m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets, roll top laminate work surfaces, inset sink with mixer tap, tiling to splashback areas, four ring electric hob with feature extractor canopy over, inset electric oven, plumbing for washing machine, ceiling light point, radiator, UPVC double glazed window to rear elevation and glazed door and window to side



Accommodation on the First Floor

Landing

With feature balustrade, original stained glass window to side elevation, loft access and doors radiating off to

Bedroom One to Front

14' 5" into bay x 11' 9" (4.4m x 3.6m) With original leaded bay window to front elevation, radiator, picture rail and ceiling light point

Bedroom Two to Rear

13' 1" x 9' 2" (4.0m x 2.8m) With UPVC double glazed window to rear elevation, radiator, picture rail and ceiling light point



Bedroom Three to Rear

9' 10" x 8' 6" (3.0m x 2.6m) With UPVC double glazed window to rear elevation, radiator and ceiling light point



Family Bathroom to Front

5' 6" x 5' 6" (1.7m x 1.7m) Being fitted with a three piece white suite comprising panelled bath with Triton electric shower over, low flush WC and pedestal wash hand basin, UPVC obscure double glazed window to front, radiator, tiling to half height, ceiling light point and useful airing cupboard housing Worcester Bosch boiler

Side Passage

With polycarbonate roof, wooden doors to driveway and rear garden and access to gardeners toilet with window to rear and low flush WC



Good Size Rear Garden

Being mainly laid to lawn with crazy paved pathway, fencing to boundaries and a variety of mature shrubs and bushes

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements